

BOARD MEMBERS

Robert E. Thomas

Chairperson

Latisha Johnson

Vice-Chairperson

Vivian Teague

Rita Ross

Robert G. Weed

Emmanuel Calzada

Elois Moore



JAMES W. RIBBRON

Director

**City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Ave., Suite 212
Detroit, Michigan 48226
(313) 224-3595**

MINUTES OF THE BOARD OF ZONING APPEALS

A public hearing of the Board of Zoning Appeals was held on Tuesday **January 23, 2018** on the 13th Floor in the Auditorium, Coleman A. Young Municipal Building, 2 Woodward Avenue.

Director Ribbron called the meeting to order and called the roll at 9:00 a.m.

BOARD MEMBERS PRESENT:

- (1) Elois Moore, Board Member
- (2) Robert E. Thomas, Board Member
- (3) Vivian Teague, Board Member
- (4) Robert G. Weed, Board Member
- (5) Jacqueline Grant, Board Member
- (6) Emmanuel Calzada, Board Member

BOARD MEMBERS ABSENT:

MINUTES:

Board Member Moore made a motion to approve the minutes for December 19, 2017 and with corrections

Affirmative: Mr. Thomas, Calzada, Weed

Ms. Grant, Teague, Moore

Negative: None

PROCEDURAL MATTERS:

- (A) A motion was made, seconded and carried that the Director of the Board read into the record the notices, reports, letters, or any other information pro or con, on each individual case, and be filed and made a part of the record in each case.
- (B) A motion was made, seconded and carried that the appearance slips, be filled out by property owners or parties of interest who appeared at the public hearing, be filed in the individual case file and be made a part of the record in each case.
- (C) A motion was made, seconded, and carried that the recorded transcript of the proceedings of the various hearings, furnished by **BZA Staff**, be made part of the **MINUTES**.

ELECTIONS OF OFFICERS:

Ms. Teague nominated Robert Thomas as Chairperson.

Mr. Thomas was elected to be the Chairperson for 2017 with unanimous votes.

Mrs. Moore nominated Vivian Teague as Vice-Chairperson.

Ms. Teague was elected to be the Vice-Chairperson for 2018 with unanimous votes.

9:15 a.m. CASE NO.: 99-16 – Adjourned from March 21, 2017

APPLICANT: Bassem Jawad / Danna Group

LOCATION: *9122 Greenfield (aka 9114 thru 9100 Greenfield)
Between: Ellis St. and Westfield Ave. in a B4 Zone
(General Business District) – Council District #7*

LEGAL DESCRIPTION OF PROPERTY: LOTS 74-81 FRISCHKORN'S
W. CHICAGO BLVD. SUBDIVISION, LIBER 46, PAGES
11-12 PLATS, W.C.R. 225 X 100 (PIN 22049625,
22049626-32, 22049626-35)

PROPOSAL: Bassem Jawad / Danna Group appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED 32-16) which **DENIED** adding a Used Motor Vehicle Sales Lot to an existing Major Motor Vehicle Repair Facility in an approximate 6,120 square foot building in a B4 zone (General Business District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. Also, there is one (1) legally established Used Auto Sales Lot within 1,000 feet of the proposed Used Auto Sales Lot and several discrepancies on the proposed site plan that must be addressed at an additional hearing if the Board chooses grant this request for the use and reverse the Building Department's decision. (Sections 61-3-231 General Approval Criteria).AP

ACTION OF THE BOARD: Mr. Weed made a motion to **DENY** the addition of a **Used Motor Vehicle Sales Lot to an existing Major Motor Vehicle Repair Facility in an approximate 6,120 square foot building** in a B4 zone (General Business District). Support by Board Member Moore.

Affirmative: Mr. Weed, Calzada, Thomas
Ms. Grant, Teague, Moore

Negative:

**CONDITIONAL USE DENIED, BSEED DECISION
UPHELD**

10:15 a.m.

CASE NO.:**100-17****APPLICANT:****655 Willis, LLC.****LOCATION:****655 W. Willis St.** Between: Second Ave. and Third Ave. in a SD1 Zone (Special Development District – Small Scale Mixed Use). – Council District #6**LEGAL DESCRIPTION OF PROPERTY:** S WILLIS W 1/2 9 BLK 96 CASS FARM SUB L1 P175-7 PLATS, W C R 4/34 25 X 153**PROPOSAL:**

655 Willis, LLC request various dimensional variances TO establish and construct a Multi-Family 36 unit Building (By-Right-Use) w/permitted commercial structures in a R3 zone (Low Density Residential District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks and maximum floor area ratio (FAR). (Sections 61-4-92(1,2&3) Other Variances, Variance of Use Regulation, Development Standard, 61-4-91(6) General Dimensional Standard and 61-4-81 Approval Criteria).AP

ACTION OF THE BOARD: Mr. Calzada made a motion to Grant various dimensional variances TO establish and construct a Multi-Family 36 unit Building (By-Right-Use) w/permitted commercial structures in a R3 zone (Low Density Residential District). Seconded by Mr. Weed
Adding conditional that loading be scheduled for incoming tenants and the retail component must remain under 3,000 sq. ft.

Affirmative: Mr. Weed, Calzada, Thomas
Grant, Teague, Moore

Negative:

DIMENSIONAL VARIANCES GRANTED

11:15 a.m. **CASE NO.:** **89-16 (aka BSEED 01-16) – Remanded Back**

APPLICANT: **Temple Plaza, Inc. c/o Dennis Kefallinos**

LOCATION: **575 Bellevue St. Between: E. Lafayette St. and E. Jefferson Ave. in a SD4 Zone (Special Development-Mixed Riverfront Use District). – Council District: 4**

LEGAL DESCRIPTION OF PROPERTY: **LOTS 15-20, DESNOYERS SUBDIVISION, LIBER 1, PAGE 221, PLATS, W.C.R. 43,707 SQ FT (PIN 15013291.002L, 15013291.001)**

PROPOSAL: **Temple Plaza, Inc. c/o Dennis Kefallinos** appeals the decision of the Buildings and Safety Engineering and Environmental Department (BSEED 01-16) which DENIED the addition of a Cabaret to an existing Standard Restaurant with the sale of alcoholic beverages for consumption on the premises on the ground floor of a five (5) story building in a SD4 zone (Special Development- Mixed Riverfront Use District). This case is appealed because the Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. Also, No Conditional Use shall be approved by the Buildings and Safety Engineering Department, or the Board of Zoning Appeals on appeal, unless each of the general findings of Section 61-3-231 are made. (Sections 61-4-71 Jurisdiction Over Appeals of Administrative Decisions and 61-3-231 General Approval Criteria).AP

ACTION OF THE BOARD: Mr. Weed made a motion to **Withdraw this case at petitioners request.** Support by Ms. Moore.

Affirmative: Mr. Thomas, Weed, Calzada
 Ms. Teague, Grant, Moore

Negative:

CASE WITHDRAWN

**ADVISEMENTS CONTINUED INDEFINITELY UNTIL
FURTHER NOTICE.**

There being no further business to be transacted, Board Member Moore motioned that the meeting be adjourned. Board Member Teague seconded this motion which was unanimously carried and the meeting adjourned at 11:45 a.m.

RESPECTFULLY SUBMITTED

JAMES W. RIBBRON
DIRECTOR

JWR/atp